041.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,300 / 949,300
					USE VALUE:	949,300 / 949,300
					ASSESSED:	949,300 / 949,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASSON SAMUEL ETAL- UNIT 2
Owner 2:	LAST DAVID G & ALLISON -UNIT 4
Owner 3:	
Street 1:	2-4 EXETER ST
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUGGAN CORNELIUS/ ESTATE -
Owner 2:	-
Street 1:	60 RIVER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	498,100		451,200	949,300
Total Card	0.110	498,100		451,200	949,300
Total Parcel	0.110	498,100		451,200	949,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.54 /Parcel: 399.54

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28213
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!3442!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	498,100	0	4,800.	451,200	949,300		Year end	12/23/2021
2021	104	FV	475,400	0	4,800.	451,200	926,600		Year End Roll	12/10/2020
2020	104	FV	475,900	0	4,800.	451,200	927,100	927,100	Year End Roll	12/18/2019
2019	104	FV	354,200	0	4,800.	479,400	833,600	833,600	Year End Roll	1/3/2019
2018	104	FV	354,200	0	4,800.	349,700	703,900	703,900	Year End Roll	12/20/2017
2017	104	FV	332,100	0	4,800.	304,600	636,700	636,700	Year End Roll	1/3/2017
2016	104	FV	332,100	0	4,800.	259,400	591,500	591,500	Year End	1/4/2016
2015	104	FV	295,800	0	4,800.	253,800	549,600	549,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:05:23

LAST REV

Date	Time
11/05/21	11:09:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUGGAN CORNELIU	74938-512		6/22/2020	Estate/Div	985,000	No	No		Cornelius J Duggan dod 12/11/2019
	13840-294		11/19/1979			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	919	Addition	500,000	O				
6/1/2004	433	Re-Roof	4,000					
4/2/2002	201	Porch	3,000	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
11/7/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	294	PATRIOT
2/29/2000	Meas/Inspect	264	PATRIOT
8/17/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA:	0.11019	Total SF/SM:	4800	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,200	Spl Credit		Total:	451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09191918
Const Adj.:	0.93472594
Adj $ / SQ:	183.716
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611904
Depreciation:	113814
Depreciated Total:	498090

COMMENTS

PDAS. Location change from Engineering
1/27/2021 from 60 River St to 2-4 Exeter St.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

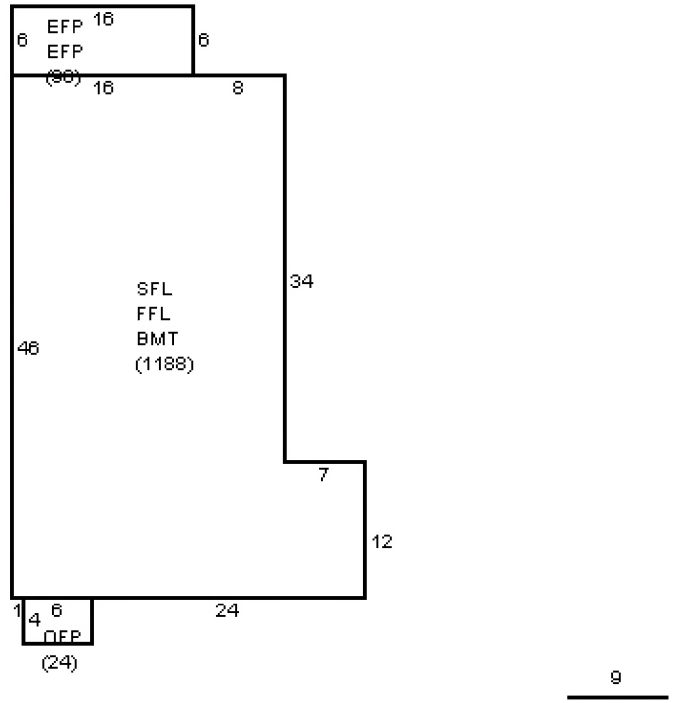
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	183.72
Special Features:	0	Val/Su Net:	131.77
Final Total:	498100	Val/Su SzAd	209.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	55.110	65,476
FFL	First Floor	1,188	183.720	218,255
SFL	Second Floor	1,188	183.720	218,255
EFP	Enclos Porch	192	38.700	7,431
OFP	Open Porch	24	41.130	987

Net Sketched Area: 3,780 | Total: 510,404

Size Ad 2376 | Gross Area 3780 | FinArea 2376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: